



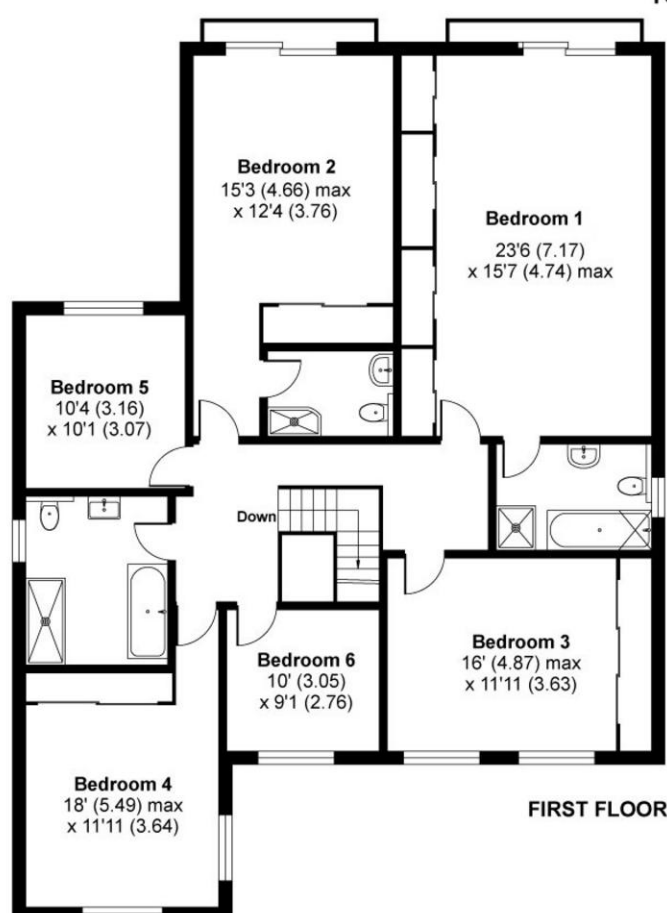
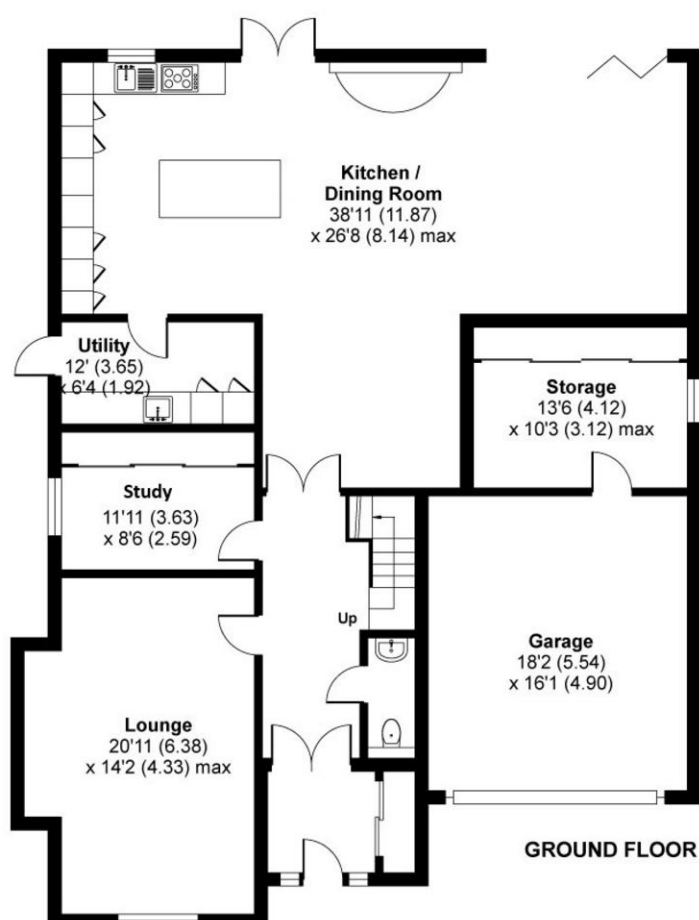
Pyecroft Avenue, Henleaze, Bristol, BS9

Approximate Area = 3040 sq ft / 282.4 sq m

Garage = 427 sq ft / 39.6 sq m

Total = 3467 sq ft / 322 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Leese & Nagle. REF: 1298735

9 Pyecroft Avenue, Henleaze,
Bristol, BS9 4NL

- Great Henleaze Location
- Completely Remodelled Family Home
- Turnkey Proposition
- Circa 3,467 Sq/Ft.
- Six Bedrooms (2 En-suite)
- Generous Plot

Offered for sale with no onward chain this stunning family home offers turn-key proposition for those wanting a substantial family home in a desirable and convenient Henleaze location. Completely remodelled and extended by the current owners the house provides all the desirable must haves of modern family living.

Huge, full width open plan rear kitchen/family living area (36 ft. x 26 ft max) with bi-fold and French doors opening into the south facing rear garden. Formal living room to the front (currently used as a gym) children's play room with window to the side aspect and door through to the double garage. A study with window to the side aspect and a ground floor cloakroom. The kitchen area is the centrepiece of the house and combines stylish kitchen, dining area and informal family lounge area with wood burner. The kitchen features a large island unit incorporating a breakfast bar and comprehensive range of kitchen units featuring a full suite of high quality built in appliances. The adjoining utility as door to the side aspect, sink, plumbing for a washing machine and an additional dishwasher.

Upstairs the galleried landing provides access to six family orientated bedrooms. Two have en suite shower rooms including the master bedroom. Four of the bedrooms are very generous double bedrooms with bedrooms five and six suited as occasional double sized guest rooms, children's bedrooms or study/hobby rooms.



The gardens wrap around the rear and right hand side of the house giving plenty of space for entertaining on the patio and children's play areas via the expanse of lawn. With sunny south aspect and relatively open to the west its a very private space without high maintenance demands. The integral double garage sits beyond a large drive providing ample off street parking. The garage has electric doors and houses a modern gas fired central heating and pressurised hot water system incorporating two gas boilers. With impressive energy efficiency rating and relatively recent refurbishment the house is well positioned to run efficiently for a number of years without any updating required.

With Henleaze high street approximately five minute walk and within comfortable walking distance of local schools (including Redmaids and Badminton) and great transport links its a great location to provide comfortable family oriented living in a highly desirable suburb. No onward chain.



Energy Performance Certificate
Rating C

